

ROME CITY PLAN COMMISSION

Regular Meeting

May 14, 2026

The Rome City Plan Commission held their regular meeting on May 14, 2026, at 6:30 p.m. in the Rome City Town Hall. The meeting was called to order by Plan Commission Chair Kelly Morris at 6.30 p.m.

Members Present:

Leigh A. Pranger-Secretary
Kelly Morris
Kirk Klein

Barb Tatman
Stephen Cole
Brent Leiter

Members Absent:

Joe Bertels

Rollcall determined a quorum was present.

Interested Parties in attendance: Attorney Dustin Glick, Larry Young, Monica And Mark Newport, Jim and Heather Ostermeyer, David Abbott, Pam Baker and Dave Desper, Ryan and Justine Kuzniar, Stuart and Lori Blackburn, Lindsay Bohnstedt, Bob Hobbs.

Member Tatman made a motion to waive the reading of the minutes and approve them as presented. Second by Member Klein. All in favor-aye. Motion Carried. The minutes were posted on the bulletin board for everyone to read.

OLD BUSINESS

Major Subdivision #2026-13

James O III & Heather J Ostermeyer, 1235 Hilltop Drive, Rome City, IN 46784 are requesting primary and secondary approval for a five-lot Major subdivision to be known as: "Secondary Plat of Deer Pointe Run" said subdivision is located on the northwest corner of 900 N and Sowers Drive, Rome City, IN 46784 within the corporate limits of the Town of Rome City consisting of 7.40 +-acres. Further described: A tract of land located in the Southwest Quarter of Section 15, Township 35 North Range 10 East, Noble County, the State of Indiana, Surveyed by Joshua P. Lash, a professional surveyor with Midwest Land Surveying, LLC located at 124 E. Albion Street, Avilla, IN 46710 per survey job number 35-10-15-001. Commencing at the southeast corner of said southwest quarter marked by a Harrison Marker found; thence N 89°08'44" W (State Plane NAD83, Zone Indiana East), along the south line of said southwest quarter, for 146.31 feet to mag nail found and being the point of beginning of this description; thence continuing N 89°08'39" W, along the south line of said southwest quarter, for 477.04 feet to a mag nail set; thence N 00°25'10" W, for 531.24 feet to a rebar found at the southwest corner Lot 9 in Sherbondy Park per Noble County Plat Book 2, Page 59; Thence Northeasterly along the south line of said Sherbondy Park for the following three bearing and lengths: N 39°33'15" E, for 200.47 feet to capped rebar found; N 67°55'30" E, for 50.19 feet to a capped rebar found; S 87°30'00" E, for 199.84 feet to a capped rebar found at the southeast corner Lot 1 Sherbondy Park; thence S 81°01'22" E, for 103.29 feet to a capped rebar found; Thence S 00°25'10" E, for 686.97 feet to the point of beginning, said tract of land containing 7.40 acres, more or less, and being subject to all public road rights-of-way and all easements record.

Chair Morris called for Mr. Ostermeyer to present his subdivision to the board. Mr. Ostermeyer handed out copies of the plat and the proposed covenants for the board's review. He noted he made changes to the lot configurations, the tree preservation plan and drainage plans. The board discussed the tree preservation depicted on the lots and differentiation across the lots. The board

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advised the preservation needs to be similar across all the lots. Pranger stated the wetland area/low area needs to be depicted on the plat, so it is protected in the future as it is the natural drainage area for the properties surrounding it. Pranger noted topography lines need to be added to the plat, so the topography is not changed when developed thus causing water to drain onto other properties. The board discussed the covenants they clarified that pole barns need to be changed to accessory structures throughout the document. They also stated that the proposal of only 15% tree clearing may need to be adjusted. The board discussed locations for the driveways asked that they be noted on the plat so we know exactly where they will be accessing the lots. The board discussed they do not want any water inside the buildings, if the owners want water they can have an outdoor spigot only. Mr. Ostermeyer stated the buildings will be for storage only no restrooms or living quarters in the units this is in the covenants. Mr. Ostermeyer stated the new lots will be attached to the deeds of the purchasers on the lakeside, so the building has to be sold with the house on the lakefront. Chair Morris called for interested parties on the Subdivision petition. Pranger informed the board 7 out of 11 returned with no comment and Pam Baker submitted a letter however, she is here tonight. Pam Baker owner on the east end of Hilltop, asked how many lots will be divided and whether they will be tied to owners on Hilltop's property and who will have ownership of the large lot. Mr. Ostermeyer stated there will be five lots; four to go to the owners on hilltop and they will be tied together. Lot 1 along 900 N will be owned by Derek Holst-he purchased Todd McClurg's property and will keep farming the lot for now. Mrs. Baker voiced concern about the location of the drives off Sowers Drive and whether they would cause traffic hazards. Mr. Ostermeyer stated there is only two drive cuts being allowed onto Sowers Drive. The drive for Lot 2 will be an occasional use drive as the building on the lot will only be used for storage. Mrs. Baker stated the building will be eyesores and voice concern about the design, size, connection to sewer and water? Mr. Ostermeyer stated the building will not be connected to sewer and they are only allowed an outside spigot; the covenants will keep the exterior of the building in the same color scheme. Mrs. Baker asked if the lots will retain the natural tree buffer? Mr. Ostermeyer stated the natural tree line will remain on Lots 3,4 and 5; there is a limit of tree removal on Lot 2 the tree preservation will be on the west side of the lot. Mrs. Baker voiced concern about water drainage and whether it will remain as it currently is? Mr. Ostermeyer stated the low areas are Lot 1 and Lot 2. Lot 2 will retain the low area, and they will not be able to develop this area. Mr. David Abbott, adjoining owner asked about the drainage and potential issues. Attorney Glick stated the depiction of the topography lines on the plat will help show where the water is draining and the will require a drainage plan to keep the water from the new buildings retained on the lot. Attorney Glick stated the lot will be required to have a tie to affidavit to keep the back lot tied to a lake lot. The board asked for Surveyor Josh Lash to make the additions to the plat and the covenants to be presented for a decision at the June 18, 2026, meeting. Mr. Ostermeyer agreed to table Subdivision #2026-13 to the June Meeting. Member Tatman made a motion to table the Subdivision petition #2026-13. Second by Member Klein. All in favor-aye. Motion Carried.

4. NEW BUSINESS

Nothing for the agenda

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5. MISCELLANEOUS BUSINESS

Larry Young proposal to subdivide three lots off Lot 1 A in the Replat of Lot 1 and 3 in The Promised Land Estates

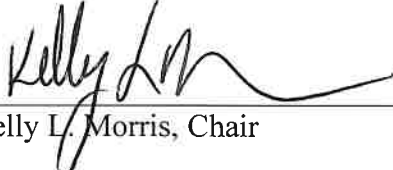
Chair Morris called for Mr. Young to present his sketch plan proposal for Lot 1A in The Promised Land subdivision. Mr. Young passed out copies of his proposal to the board. He noted he would like to explore splitting the SE corner of the lot on the corner of Eastgate Drive and 850 N. He proposed to build age in place homes on the property. They will be half-acre lots and will meet the required setbacks so no variances will be needed. He proposed three ranch style houses with a reduced minimum square footage from The Promised Land subdivision. He noted they Noble County has a housing shortage and these lots will help to address this. He noted the homes would include 24-hour nurse care capabilities and connect to the existing sewer system. Mr. young proposed working with one builder to build all three homes and then stated the lots would be sold for individuals to develop. Pranger noted the easement for the sewer will need to be extended to the back of the homes for access to the sewer. This will have to be done by Mr. young along with installation of the main line. The board discussed the previous splits to the property and whether this new proposal is contrary to the original subdivision plan. Member Leiter stated in the original proposal that Mr. Young did not want to install an interior road, road so he didn't qualify for a Major Subdivision and was limited to the three lots. He has since divided it into a total of four lots and now he is back asking for an additional three lots for a total of seven lots, which should have been a major subdivision. It appears Mr. young is trying to circumvent the subdivision rules and Brent stated he is against any further subdividing of this property. Chair Morris asked the rest of the board how they felt about the sketch plan presented to them. Member Tatman, Pranger, Klein and Morris stated they were in favor of the proposal. Member Cole stated no opinion and Member Leiter stated against.

Pranger presented a new address for property owned by Kay Miller on East Northport Road. She noted the lot previously had a trailer on the property which has since been removed, they plan to build a house. Pranger informed the board she contacted the Noble County GIS and received approval for this address. Lisa Miller Fugate, 4596 East Northport Road Parcel ID #57-04-11-200-013.000-010. Member Tatman made a motion to approve the address for Lisa Fugate. Seconded by Member Klein. All in favor-aye. Motion Carried.

Member Tatman made motion to adjourn at 7:00 p.m. Second by Member Klein. All in favor-aye. Motion Carried.

Attest:


Leigh A. Pranger, Secretary


Kelly L. Morris, Chair